

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1972
<b>Frontage (ft):</b>	84.70	<b>Bathrooms:</b>	1	<b>Age:</b>	53
<b>Lot Area: (sq.ft.)</b>	8,496.00	<b>Full Baths:</b>	1	<b>Zoning:</b>	R-1B
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$5,120.34
<b>Rear Yard Exp:</b>	South			<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	007-784-571

<b>Style of Home:</b>	1 Storey,Rancher/Bungalow	<b>Parking:</b>	Total: 5 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Aluminum,Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Single
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Wood	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Torch-On	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Concrete,Hardwood,Laminate,Vinyl/Linoleum	<b>Fixtures Rmvd:</b>	Yes

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Water
<b>Legal:</b>	LOT 163, PLAN NWP37687, PART NE1/4, SECTION 19, TOWNSHIP 13, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	Garden,In Suite Laundry,Storage,Workshop Attached
<b>Site Influences:</b>	Central Location,Golf Course Nearby,Private Yard,Shopping Nearby,Treed
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Refrigerator
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	One Percent Realty Ltd., One Percent Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11' x 7'8"	Main	Bedroom	9'8" x 9'
Main	Dining Room	11'3" x 10'	Main	Workshop	16' x 8'
Main	Living Room	18' x 13'	Main	Storage	9' x 7'
Main	Family Room	23' x 11'8"			
Main	Laundry	9' x 5'6"			
Main	Primary Bedroom	12'6" x 11'			
Main	Bedroom	10' x 9'8"			

<b>Finished Floor (Main):</b>	1,440 sqft	<b># Of Rooms:</b>	10	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1			
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	1,440 sqft	<b>Crawl/Bsmt Height:</b>	2'5"			
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Crawl,None			
<b>Grand Total:</b>	1,440 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>				

Beautiful 3 large bedroom 1 full bathroom (cheater ensuite) over 1400sf rancher on a huge 8496 sf fully fenced yard (84.6'frontage). Big living room, dining room, family room on the back. Single car garage w/lots of apron parking. Workshop. 2 sheds. Gardening beds in the front for extra sunlight. Lots of fruit trees! Blueberries, plum, cherry, walnut tree. Laundry room w/sink and mudroom, w/access to your backyard. Tons of windows, original hardwood flooring, some vinyl windows, updated kitchen w/newer wood countertops, s/s fridge and stove, updated hardware. 2 minute walk from the newer recreation facility featuring the Otter Co-Op Water Park, 10 minute walk to middle and high schools. Close to transit, Fraser Highway and tons of nature trails. Walk to restaurants, shopping, bowling.